



Subject: *Mount Uniacke Streetlight and Safety Light Additions*
To: Corporate and Residential Services Committee
Date Prepared: November 7th, 2023
Related Motions: C23(165)
Prepared by: Wade Tattrie, CPA, CA, Director of Finance
Approved by: Kim Ramsay, CAO

Summary

At the May 17, 2023 Regular Meeting of Council, the following motion was approved.

“Moved that Council direct staff to complete a report on calculations and costs for extending the safety/streetlighting on roads (routes and trunks) in East Uniacke Growth Management Area.”

This report addresses the direction provided to staff.

Financial Impact Statement

Proceeding with the recommendations will require a capital expenditure estimated at \$416,057. This can be funded from the CCBF Reserves (Mount Uniacke Gas Tax) as there is as a balance of \$977,000.

In addition, annual operating costs of these additional safety lights / streetlights will increase and will necessitate a change in two streetlight tax rates. The present rate for the “Mount Uniacke safety lights” is .0038 per \$100 of assessment. This is anticipated to change to approximately .004 per \$100 of assessment (based on current capped market valuations). The present rate for the “Mount Uniacke Subdivision Streetlights” is .02 per \$100 of assessment. The new rate will change slightly and will be calculated once more complete/exact information on light installation location is final. The increase in annual operation costs for both areas will be relatively small and are currently estimated at \$10,800 annually. Installation of these lights will take an extended period of time that would include at least the remainder of this fiscal year and all of 24/25. Implementation of the new tax rates would not be contemplated until the 25/26 fiscal year. Streetlight reserves for both of these areas are more than sufficient to address an increase in costs during the extended installation period.

Recommendation

Proceed with the installation of 216 new safety lights / streetlights in the Mount Uniacke area and fund the costs from the CCBF Mount Uniacke reserves. Changes to the two Mount Uniacke safety light / streetlight tax rates to be implemented in the 25/26 fiscal year.

Recommended Motion

Move that the Corporate and Residential Services Committee recommends to Council that Council approve a capital expenditure of \$420,000 including non-refundable HST, for the installation of streetlights and related wiring throughout Mount Uniacke. The capital costs will be funded with CCBF Mount Uniacke Reserves. Safety light and Streetlight area rates (L9 and L10) will be amended for operating costs beginning in the 25/26 budget year. Council agrees the local area Councilors may advise staff on servicing decisions should they arise as the project unfolds, providing the approved budget is adhered to;

And that, Council directs Staff to bring a report back with related Street Lighting Policy changes.

Background

Subsequent to the May 17, 2023 motion approved by Council, staff from Infrastructure & Operations met with the two Mount Uniacke Councilors (Perry and Moussa) and reviewed the areas without safety lights / streetlights. A list of these routes, trunks and subdivision streets was prepared as well as the number of estimated lights needed. The Supervisor of Roads then drove through the respective areas. He identified more lights that he felt should also be addressed. The analysis below indicates the type, location and costs of the proposed 216 safety lights / streetlights.

Uniacke Streetlight Update					
Area	Location	Extents	New Streetlights	Total Cost	In GMA
Trunks & Routes	Highway 1	Richard John Dr - West Lake Ave	9	8,126	yes
Trunks & Routes	Highway 1	Pentz Lake Rd - Alder Ln	7	6,320	yes
Trunks & Routes	Old Mines Rd	Highway 1 - Morning Breeze Dr	7	6,320	yes
Trunks & Routes	Etter Rd	Highway 1 - Highway 1	10	9,029	yes
Trunks & Routes	East Uniacke Rd	Etter Rd - Nature Dr	70	63,202	Partially
Trunks & Routes	Highway 1	Uniacke Mines Rd - Red Spruce Way	N/A		no
Trunks & Routes totals			103	92,997	
Subdivisions	Morning Breeze Dr	Old Mines Rd - End	5	4,514	yes
Subdivisions	Rockwell Dr	Old Mines Rd - End	23	20,766	yes
Subdivisions	Lakecrest Dr	East Uniacke Rd - End	24	21,669	no
Subdivisions	Jorphie Dr	Lakecrest - End	7	6,320	no
Subdivisions	Nature Dr	East Uniacke Rd - Meek Arm Trail	34	30,698	no
Subdivisions	Village Dr	Nature Dr - Heritage Way	9	8,126	no
Subdivisions	Gala Rd	Etter Rd - Grove St	4	3,612	yes
Subdivisions	Grove St	End - End	7	6,320	yes
Subdivisions Totals			113	102,025	
Total Streetlight Costs (Trunks & Routes + Subdivisions)			216	195,022	
Potential NSPI costs		Estimate		154,788	
Traffic Control Costs for Contractor		Estimate		49,217	
HST	0.04268			17,030	
Total Estimated Costs (HST included)				416,057	

It should be noted that the cost estimates for Nova Scotia Power, and a traffic control contractor have been estimated based on recent experience plus an additional factor for possible unknown cost increases. Final costs could be higher or lower than the estimate.

The municipality has a contract with the vendor supplying the lights. This contract expires in November of 2024 and it is expected per unit light costs will increase after that date. Purchasing and storage of all light units prior to this date will be explored.

Complete installation of all these safety lights / streetlights will take a long time. While the target date of March 31, 2025 will be used, it is quite possible it will take longer. The major factor impacting this timeframe is thought to be the ability of Nova Scotia Power to do their work in a timely manner. Recent experience with Nova Scotia Power on similar work in the municipality has had many delays. Infrastructure and Operations staff will do all they can to cooperate and assist in moving this project forward as quickly as possible.

Alternatives

Council may advise staff to install fewer than the 216 recommended.

Attachments

Mount Uniacke Safety Light Additions Map
Mount Uniacke Streetlight Additions Map